

November 23, 2016

VIA HAND DELIVERY AND IZIS

Anthony Hood, Chairman  
D.C. Zoning Commission  
441 4<sup>th</sup> Street NW  
Suite 200S  
Washington, DC 20001

Re: Zoning Commission Case No. 15-02: Supplemental Submission

Dear Chairman Hood and Members of the Commission:

The Applicant supplements its previous filing with detailed plans and additional information regarding the proposed benefits and amenities program.

*Updated Plans*

Attached as Exhibit B are updated plans depicting the Project. For the most part, these plans supplement the previous plans with additional details, renderings and perspectives. The most substantive change that has been made to the plans is with respect to the elevations of the townhomes fronting onto 7<sup>th</sup> Street. The Applicant has modified the exterior stairs and leadwalks to these homes. Instead of individual leadwalks and stairs for each unit, there are now only two leadwalks from the public sidewalk. This arrangement creates a more attractive and unified elevation for the building and better avoids conflict with the existing trees in the public space. These changes are best reflected on sheets A.100 and C.02.

*Benefits and Amenities*

This project is going through the PUD process for an additional 2-7 feet of height for the townhomes. The development is not gaining additional density; in fact, it is proposing a FAR that is less than the .90 FAR that is permitted as a matter of a right. The scope of the Project has been reduced significantly from the original submission, yet the proposed benefits and amenities remain strong. In exchange for the increase in height, the Applicant is proposing the following:

1. **Open Space** – Whereas the previous program proposed townhomes on the northern lawn of the Property, the Applicant no longer proposes any changes to the northern end of the site, except for modest modifications to the existing drive as requested by DDOT. A PUD covenant will be recorded against the Property showing this area as undeveloped.

2. **Affordable Housing** – The Applicant is dedicating approximately 13% of the residential gross floor area (approximately 6,903 square feet) to affordable housing. Although the Commission recently adopted legislation to amend the IZ requirements to allow all for-sale units to be available to households with an annual income no greater than 80% of the Area Median Income, two of the three affordable townhomes will be available to households with an annual income no greater than 50% AMI. The third townhome will be reserved for households with an annual income no greater than 80% AMI.

Affordable Requirements					
Residential Unit Type	Residential GFA / Percentage of Total	Income Type	Affordable Control Period	Affordable Unit Type	Notes
Total	53,532 sf				NA
Market Rate	46,628 sf/87%	Market	NA	NA	NA
IZ	2,301 sf/4%	80% AMI	Life of project	For-sale	NA
IZ	4,602 sf/9%	50% AMI	Life of project	For-sale	NA

3. **Edgewood Recreation Center** – The District Department of Parks and Recreation (“DPR”) is rebuilding the Edgewood Recreation Center located within ½ mile of the property. The Applicant will contribute \$20,000 to outfit the new recreation center with equipment, based on input from the Edgewood Civic Association. The Applicant will provide the requested equipment prior to the final inspection of the homes before occupancy.
4. **Edgewood/Brookland Family Support Collaborative** – The Applicant will contribute \$10,000 to the Workforce Development program, which focuses on providing educational and employment readiness opportunities, increasing job placements and post-employment retention, and providing supportive services to remove barriers to success. This contribution will be made prior to the final inspection of the homes before occupancy.
5. **OCASE Foundation** – The Applicant will contribute \$5,000 to the Backpack School Supply program, which provides basic school supplies to school children in Ward 5. This contribution will be made prior to the final inspection of the homes before occupancy.
6. **Landmark Application** – The Redemptorists, in coordination with MHI-Brookland, LLC, will file a landmark application and pursue a landmark designation for the existing Holy Redeemer building. They will file the application prior to final inspection of the homes before occupancy.
7. **Transit Welcome Package** – In an effort to encourage residents of the development to use alternative modes of transportation so as to minimize the number of vehicle trips to and from the site, the Applicant agrees to provide each purchaser (one per unit) with the following:

- Information on local transit routes
  - 1 Year membership in Capital Bikeshares (\$85)
  - The Applicant will also preclude residents from participating in the Residential Parking Permit Program.
8. **Signage** – The Applicant will contribute \$2,500 to the Edgewood Civic Association’s preferred vendor for the design, construction and/or installation of welcome signs around the Civic Association area.

*Hearing Presentation*

The Applicant anticipates four witnesses testifying on its behalf at the public hearing: Andrew Rosenberger as a representative of the Applicant, Kevin Devine as a representative of the Redemptorists, Chris Lessard as the project architect and Daniel Van Pelt as the transportation engineer. Resumes for Mr. Lessard and Mr. Van Pelt, along with outlines of witness testimony, have been submitted previously as Exhibit 26B. The Applicant anticipates needing 60 minutes for its presentation.

*Community Outreach*

The Applicant has continued its conversations with the existing Single Member District representative regarding the Project, as well as the newly elected Single Member District representative. The ANC voted in support of the project at its public meeting on November 15, 2016, with conditions. The Applicant is prepared to respond to the ANC’s proposed conditions at the public hearing on December 15. The Applicant has also reached out to each individual who testified at the public hearing in October 2015 to discuss the modified program, and is meeting with residents at Chancellors Row and the Edgewood Civic Association. In response to comments from the Edgewood Civic Association, the Applicant submits the attached Construction Management Plan into the record. (Exhibit A)

*Conclusion*

The Applicant looks forward to presenting the updated site plan to the Commission at its public hearing on December 15 and will answer any questions the Commission may have concerning the project at that time.

Sincerely,

A handwritten signature in blue ink that reads "Christine Roddy". The signature is written in a cursive style with a small flourish at the end.

Christine Roddy

cc: Elisa Vitale, Office of Planning  
Ryan Westrom, District Department of Transportation  
Steve Callcott, Historic Preservation Office  
Debbie Steiner, ANC 5E01  
ANC 5E